eeBuildings News, Events, and Information No. 7
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1. eeBuildings in Shanghai July 12-23rd to Initiate Low-Cost and No-Cost Energy Savings in Three Shanghai Office Tower

Three eeBuildings Partners, Jones Lang LaSalle, CB Richard Ellis, and FPD Savills, have committed to cooperate with eeBuildings on the documentation of low-cost and no-cost energy savings opportunities in their office towers.

While eeBuildings is in Shanghai from July 12-23rd, eeBuildings technical experts, building management staff, and student interns from Tongji University are collecting building data, documenting savings opportunities, and beginning to develop Implementation Plans that prescribe low-cost and no-cost measures for reducing energy consumption in the three demonstration buildings. In addition, the team is beginning to develop technical recommendations for a "Handbook" that describes low-cost and no-cost measures to reduce energy consumption in buildings that can be applied to any commercial building in Shanghai.

Currently, eeBuildings is looking for reviewers of the technical recommendations for the Handbook as well as buildings not participating in the demonstration project that would like to develop Implementation Plans to carry out similar low-cost and no-cost energy efficiency improvements. If you are interested, please contact eeBuildings@epa.gov.

eeBuildings plans to return to Shanghai in fall 2004 to host an event for Partners. Look for details in our upcoming newsletter or other communication.

Thanks to all eeBuildings Partners that are contributing to the success of the program in China by offering to cooperate in the building demonstration project, helping to organize training events, circulating newsletters at your organizations, providing insight on ways to improve the program, and working to reduce energy consumption in your buildings.

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2. Case Study: Jin Mao Tower Reduces Energy Use by 20% Through Low-Cost and No-Cost Operational and Retrofit Measures

The Jin Mao Tower is a 290,000 square meter mixed use building (office, hotel, and retail) located in the Pudong area of Shanghai, managed by JM Imtech Facility Services, Inc. (www.jmimtech.com). Through low-cost and no-cost operational and retrofit measures, Jin Mao Tower has reduced its energy consumption by 20% since 2001. The Tower was the first building in China to use the U.S. Environmental Protection Agency's energy performance rating system in association with the eeBuildings program (www.epa.gov/eeBuildings). Using the rating system allowed JM Imtech to measure the improvement in building energy performance as they implemented low-cost and no-cost operational strategies.

For information on actions taken by the Jin Mao Tower, read the full case study on the website at http://www.epa.gov/eeBuildings/china/library/index.html

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3. JM Imtech Presented at Shanghai Real Estate Expo April 21-23rd on Improving Building Energy Performance

John Bauer of JM Imtech (www.jmimtech.com/), an eeBuildings Partner, presented at the Shanghai Real Estate Expo April 21-23rd on improving building energy performance. In his presentation, he described four steps for improving building energy performance.

Step 1: Benchmark the energy performance of the building to see how much energy the building is consuming and how it compares to other similar buildings. Bauer indicated that one available tool for benchmarking is the U.S. EPA energy performance rating system (www.epa.gov/eeBuildings/benchmark).

Step 2: Improve operations and maintenance of the building. Operational and maintenance strategies can be implemented at low- and no-cost and can provide immediate savings of approximately 10%. (See Newsletter Item No. 2.)

Step 3: Hire a qualified energy management company (EMC) to perform a preliminary analysis to determine additional savings opportunities.

Step 4: Implement energy conservation measures through energy performance contracting. This is a way to finance and implement capital energy improvement and services offered by an EMC. The energy and cost savings produced by the project need to be sufficient to cover all project costs (including financing and ongoing maintenance and monitoring services) over the contract term.

More than 1,100 professionals (project developers, real estate consultants, financial institutions, facility managers, architects and planners as well as property investors and funds) from China and 17 other countries attended the Real Estate Expo in Shanghai. For

more information and information on next year's event, go to http://www.exporealchina.com/home.asp.

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4. eeBuildings Website Updates

eeBuildings Chinese website has a new format with photos of our Partners and their buildings in Shanghai. To view the new website, go to http://www.epa.gov/eeBuildings/chinese.html.

eeBuildings English website now features a section on "What's New at eeBuildings." We will post our most recently developed case studies, newsletters, and updates on program activities. To view what's new, go to the eeBuildings homepage at http://www.epa.gov/eeBuildings/.

If you have other suggestions for improving our website, e-mail them to us at eeBuildings@epa.gov.

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5. Help us Build a Better Newsletter

- We'd like to hear about your progress. If you have had successful experiences improving the energy efficiency of your buildings outside the US, please let us know at eeBuildings@epa.gov.

- We are interested in linking to other websites. In 2004, eeBuildings will be adding links to Partner websites from the eeBuildings website. Please send us your links or let us know if you would like to be added to the list.

- If you have suggestions for how to improve the content of this newsletter, please send them to eeBuildings@epa.gov.

To learn more about eeBuildings, visit http://www.epa.gov/eeBuildings or e-mail eeBuilding@epa.gov.

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The US Environmental Protection Agency's eeBuildings (energy-efficient Buildings) program helps international building owners, managers, and tenants improve the energy performance of their buildings. Drawing on the expertise of ENERGY STAR, eeBuildings connects financial and environmental performance to energy efficiency.

This newsletter is produced and edited by ICF Consulting. ICF supports EPA's eeBuildings and ENERGY STAR activities.